

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

121-4220-0006

historic William Mills House

and or common

## 2. Location

street &amp; number 212 First Street not for publication

city, town Osawatomie vicinity of

state Kansas code 20 county Miami code 121

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Bed and Breakfast

## 4. Owner of Property

name Doug and Diana Walker Jon and Gail Dunbar

street &amp; number 139 14th Street 1120 Brown

city, town Osawatomie vicinity of state Kansas 66064

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street &amp; number Miami County Courthouse

city, town Paola state Kansas 66071

## 6. Representation in Existing Surveys

title Kansas State Historical Society Survey has this property been determined eligible? yes ☒ nodate 1973 ☒ federal state county local

depository for survey records Kansas State Historical Society, 120 West 10th

city, town Topeka state Kansas 66612

## 7. Description

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The William Mills House (ca. 1902-1904) is located at 212 First Street in Osawatomie, Miami County, Kansas (pop. 4,459). The two-and-one-half-story, balloon frame, cedar lap sided Queen Anne structure stands on a rusticated limestone foundation and is covered with a cross gabled, hipped roof with asphalt and wooden shingles. A full basement stands beneath the house. The building has an eastern facade orientation and measures approximately seventy feet from east to west and fifty feet from north to south. The building maintains a moderately high degree of interior and exterior architectural detailing but its condition is slightly deteriorated.

The facade of the house is defined by a three-story tower which projects from the southern part of the eastern elevation and a one-story porch which extends north from the eastern elevation's center and then wraps around the eastern third of the north elevation. The porch is supported by Ionic capitated wooden columns. A pergola projects from the south side of the porch. Rock-faced and half-timbered gables project from the east, north, and south elevations, angled bays stand below them. Brick chimneys with corbelled pots rise from the roof slopes of the east, south, and west elevations. The chimney on the eastern roof slope exhibits recessed panelling on its four sides. Galvanized metal roof ornaments cap all of the roof apexes. The roof, now covered with asphalt shingles, with the exception of the tower and pergola roofs, which are covered with wooden shingles, was originally roofed with single color, dark slate shingles. The wooden belt course which tops the foundation, the corner posts which mark each corner's conclusion, the plain fascia board which surmounts the second story, and the bracketted second story overhang outline the house.

The fenestration is generally 1/1 with wooden surrounds. Some of the windows are fixed with leaded glass panes.

The interior of the building exhibits Lincrusta-Walton wainscotting and ceilings in its first and second floor foyers and first floor ballroom. Woodwork decorates the house throughout. The building's floorplan is slightly asymmetrical. There are two staircases, a central stair located in the northeast part of the house and a rear stair located in the center of the house. Each floor exhibits a round bay in its most southwest corner. The round bay on the attic floor has been enclosed, its five panelled door exhibits burl maple and cherry graining. The doors in the house are either five panelled hinged, five panelled single pocket, or five panelled double pocket. The woodwork in the house is cherry, oak, and pine.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Ca. 1902-1904

Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The William Mills House (ca. 1902-1904) is being nominated to the National Register under criteria B and C for its historical association with William McKee Mills (1851-1929) and for its architectural significance. Mills was involved in the oil and gas drilling industry in southeastern Kansas from his arrival to the state in 1884 until his death in 1929. He is most noted for locating the Norman No. 1 oil well in Neodesha, Kansas, in 1892, which effectively opened the Mid-Continent oil fields for drilling. The William Mills House is the largest and most ornate extant residence in Osawatomie (est. 1855). Mills had the \$49,000.00 home constructed at the height of his career. Its late Queen Anne styling reflects standard design trends of the period. The building maintains a moderately high degree of interior and exterior architectural integrity but its condition is slightly deteriorated.

Mills, a Pennsylvanian, emigrated to Kansas in 1884 following the collapse of the Pennsylvania oil industry in that year. By 1886 he had secured drilling leases on thousands of acres of land in southeastern Kansas, making his first strike that year in Osawatomie, hitting a large gas deposit and small oil deposit. This well provided enough gas for Mills to begin supplying the community of Osawatomie with gas in 1888. Mills sold his interests in Kansas oil lands in 1894, concentrating his activities on the development of gas wells in southeastern Kansas until financial difficulties forced him to sell most of his business holdings in 1908 and 1913. He continued to derive some income from the gas industry until his death in 1929.

Mills' wife of fifty-five years, Linnie S. Boyington Mills, continued to live in the 212 First Street residence until 1940 or 1941. The property was then sold and used as a private residence and later as apartments until 1984, when it was purchased by the current owners who are rehabilitating the building for use as a bed and breakfast.

## 9. Major Bibliographical References

See attached sheet.

## 10. Geographical Data

Acreage of nominated property Less than one acre

Quadrangle name Paola West

Quadrangle scale 1:24,000

UTM References

A 

1	5	3	3	0	6	4	0	4	2	6	4	6	8	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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E 

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G 

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H 

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**Verbal boundary description and justification** The nominated property sits on lots 1,2,3 and 4 of Block 14 in Osawatomie, Kansas. It is bounded to the east by First Street, to the north by Carr, and to the south and west by adjacent property lines.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society

date 9/30/86

street & number 120 West 10th

telephone 913-296-5264

city or town Topeka

state Kansas 66612

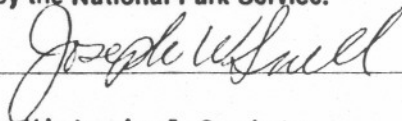
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Executive Director, Kansas State Historical Society

date 10/9/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration



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Continuation sheet 1

Item number 9

Page 1

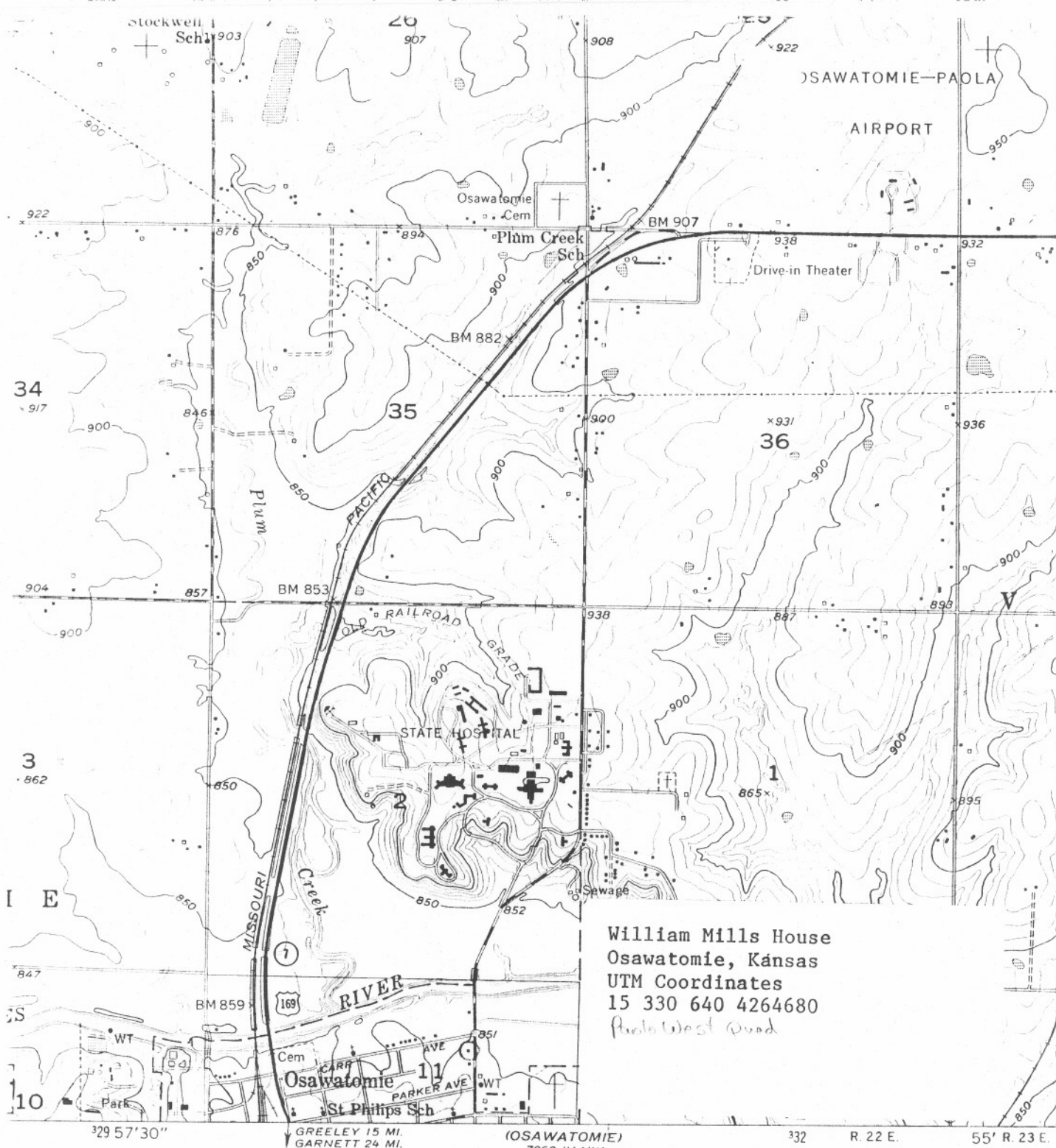
Illustriana Kansas. (Hebron, NE: Illustriana, 1933).

Kansas, V.2. (Chicago: Standard Publishing, 1912).

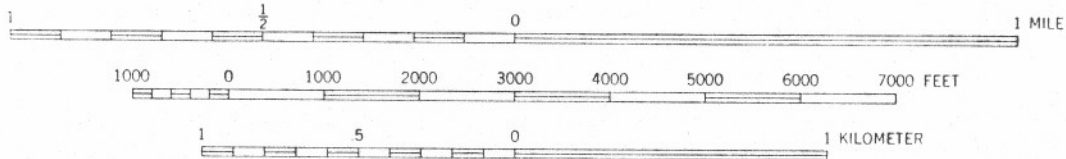
Osawatomie Graphic, 14 December 1888; 2 May 1902; 6 June 1902; 20 June 1902;  
12 September 1902; 7 November 1902; 18 December 1903; 18 July 1929;  
7 August 1930; 6 August 1942.

Osawatomie Graphic-News, 18 January 1979.

Walker, Doug and Diane and Dunbar, Jon and Gail. "William Mills House."  
(National Register nomination draft, 1986).



SCALE 1:24000



1:250,000  
33 MILS

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

MAGNETIC NORTH  
TER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST